

LANDMARKS COMMISSION
Monday, December 28, 2009 - MINUTES – Regular Session

Call to Order: Time In: 6:59 p.m.

The Landmarks Commission of the Village of Canal Winchester met on the above date at the Municipal Building for its December 2009 regular meeting and was called to order by Mrs. Deeds.

Roll Call

Present: Mr. Abbott, Mrs. Deeds, Mr. Lynch, Mr. Messerly, Mr. Murphy, Mr. Note and Mr. Rumora.

Approval of Minutes

Mr. Messerly made a motion to approve the minutes of the November 23, 2009 regular meeting. Mr. Note seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora
 NAYS:
 Motion Carried

Pending Cases

Item 1. #CA-09-22 Property Owner The Guernsey Bank and Applicant Bob Patrella, President The Guernsey Bank, requested approval to demolish the various buildings at the former Davis Paint site at 45 East Waterloo Street. Allan Neimayer, Planning and Zoning Administrator, informed the Commission that Mr. Patrella called him today to say he will not be able to attend tonight's meeting. Mr. Neimayer reported that Mr. Patrella now proposes to remove all concrete on the site and to reseed the site. He is aware of the responsibilities of mowing the site as required. Mr. Patrella had faxed over a letter from David Jones, architect, on the conditions of the existing structures on the site and a sketch on how the site could be redeveloped. These were two items that the Commission had asked for at the November 23, 2009 meeting. Copies of these items were distributed to each Commission member.

Mr. Note referenced Pages 58 and 59 of the Preservation Guidelines on Demolition Considerations. The Commission has determined the subject property merits an in-depth review as it has been discussing and requesting the information as described under Paragraph No. 2. Mr. Note then proceeded to review each item under that paragraph.

Mr. Lynch said he had spoken with area businesses on this application and no one had a problem with the demolition.

Mr. Murphy stated he has a problem of the demolition without having a redevelopment plan. Mr. Messerly raised the issue of owner's rights to demolish old buildings. Perhaps the demolition could be approved with proper controls added as conditions to the approval. Mrs. Deeds shares the concerns of Mr. Murphy. If the demolition is approved and the site remains "empty", now what? The reason given for the demolition is to better market the property; that is not a reason for Landmarks to approve the demolition.

Mr. Rumora said the Commission needs to follow the Preservation Guidelines. It calls for a redevelopment plan. Since there is no redevelopment plan at this time, the Commission has to say no. Mr. Note referenced Page 59, what the Commission is to look at in a demolition

request. The last paragraph states "Proposed plans must be submitted for approval at the same time that the demolition is proposed." Mr. Murphy noted if the demolition is approved, the public will then see the back of Shades and the other businesses to the north.

With no further discussion, Mrs. Deeds called for a motion. Mr. Murphy made a motion to approve Application #CA-09-22 as presented without conditions. Mr. Rumora seconded the motion. In discussion, Mr. Abbott asked if any conditions could be added to the motion as he is in favor of the demolition. Discussion followed on motions to be made in the positive. Mr. Murphy did not want to add any conditions to his motion. Mrs. Deeds called for the vote.

VOTE: AYES: Abbott,
 NAYS: Deeds, Lynch, Messerly, Murphy and Rumora
 ABSTAIN: Note
 Motion Defeated, 1 – 5 – 1.

Old Town Committee Report Mr. Note reported on the December 14, 2009 meeting. The proposed demolition of the structures at the former Davis Paints site was discussed.

Old Business Mr. Lynch reported that Mr. Green has found a new stone step for his property at 15 East Waterloo Street (#CA-09-21). He found it to be quite easy. The old stone step was loaded by hand on to the back of a pick up truck and taken to his brother's house.

New Business

1. Mr. Neimayer reported an electronic copy of the Preservation Guidelines has been prepared including color photos of the original document and the recent amendments adopted by Council. Mr. Neimayer asked for a Commission member to review the completed document and to note any corrections before copies are made. Mr. Note agreed to review the document.
2. Mr. Abbott has submitted a Preservation Area application for a new detached garage. Therefore, a new Landmarks representative is needed to join the Planning and Zoning Commission in hearing Mr. Abbott's application. Mrs. Deeds agreed to be the Landmarks representative.
3. "Brass Tacks Workshop" in Groveport on January 12, 2010; registration required and there is a fee.
4. National Alliance of Preservation Commissioners is conducting a survey of historic commissions, their functions and how they operate.
5. Copies of OHPO's Historic Preservation Plan for Ohio 2010-2014 were distributed to Commission members.

Mrs. Deeds noted that this is Patrick Murphy's last Landmarks Commission meeting. Mr. Murphy's term expires on 12/31/2009 and he has decided not to seek another term.

Adjournment

Mr. Messerly made a motion to adjourn. Mr. Murphy seconded the motion.

VOTE: AYES: Abbott, Deeds, Lynch, Messerly, Murphy, Note and Rumora
 NAYS:
 Motion Carried

Time out: 7:40 p.m.

Beth Deeds, Chairperson

Date

NOTE: The minutes set forth herein are an extract of the Landmarks Commission meeting. Anyone desiring a transcript of the complete minutes of the Landmarks Commission meeting may obtain the same at a cost of \$10.00 per page.